

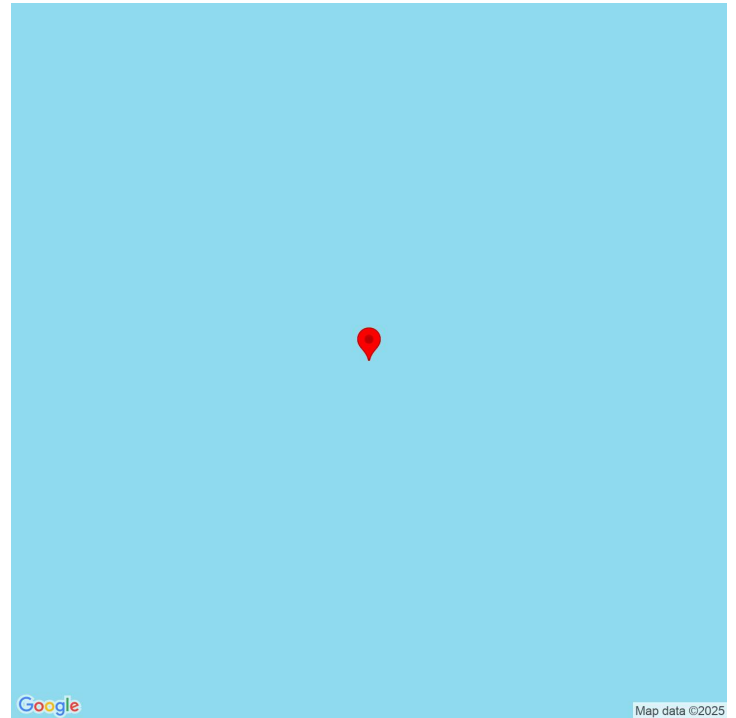


KATO

Kato, Kato, Kato, KATO

KATO

- KATO



Summary

Available Size	999 to 1,111 sq ft / 92.81 to 103.22 sq m
Service Charge	N/A
Car Parking	£1 per space / month KATO
Estate Charge	£2 per sq ft 2
EPC	A+ (1)

Description

KATO

Location

KATO

Accommodation

KATO

Name	sq ft	sq m	Availability
Unit - 1	1	0.09	Under Offer
Unit - 2	2	0.19	Under Offer
Mezzanine - KATO	1	0.09	Unknown
Total	4	0.37	

Specification

KATO

Viewings

KATO

Terms

KATO

KATO

KATO

Canary Wharf Works



CANARY WHARF
GROUP

Welcome to Canary Wharf

Canary Wharf is built for modern life and gives businesses the opportunity to attract, nurture and support top talent.

Beautiful, sustainable and with every convenience, it's a place that brings people together to enhance lives now and in the future.

04.



Sustainable spaces

Places and spaces for nature and people

09.



Socialising

Meet people, make connections and create memories.

12.



Convenience

Everything you need, in one accessible place.

16.



Wellbeing

An eclectic range of sports and activities like no other.

19.



Collaboration

A place fully equipped for your business needs.

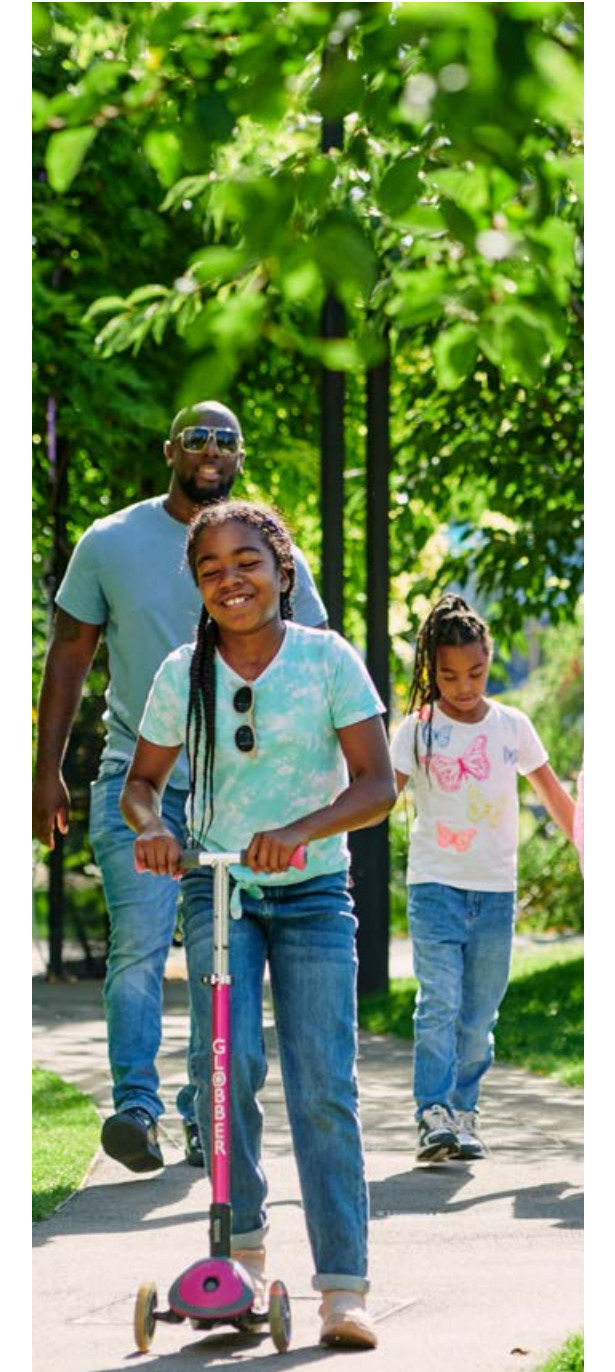
23.



Culture

A unique environment that sparks creativity and inspiration.

25.



Community

The many communities of Canary Wharf and beyond.





“WE’RE IN 2023. PEOPLE ARE MAKING A CHOICE EVERY DAY. CANARY WHARF GIVES PEOPLE A REASON TO COME IN.”

Chris Wigley
CEO
Genomics England

Crossrail Place Roof Garden
A plethora of plant life from around the globe



SUSTAINABLE SPACES

FROM AN AMAZING PLACE TO WORK,
TO A PLACE YOU WANT TO BE AFTER
WORK – THAT’S REALLY IMPORTANT
FOR OUR STAFF.

Mark Aldous
Managing Director
Delta Capita



“IT'S UNIQUE TO HAVE AN OFFICE SPACE RIGHT BY THE WATER. IT'S SO CALMING AND TRANQUIL.”

Ebony Rhiney-James
Marketing Director
Broadwick Live



Wood Wharf Boardwalk
Five kilometres of waterside boardwalks

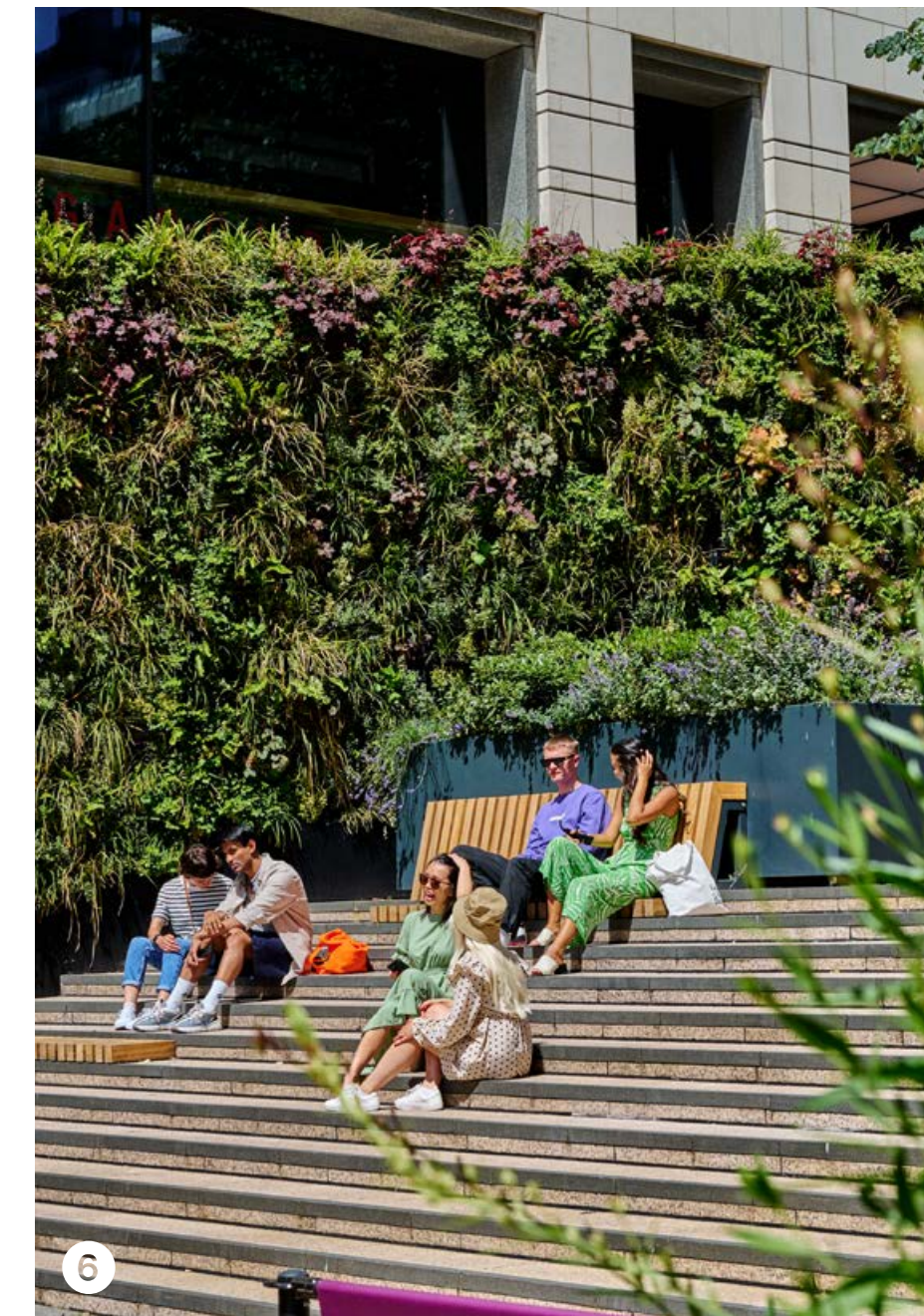
SUSTAINABLE SPACES



Space for nature & people

Research shows that green spaces have a profound influence on our health, lowering stress and cortisol, while boosting attention, creativity and wellbeing.

Canary Wharf contains over 16 acres of landscaped parks and gardens to provide moments of restoration, calm and inspiration during breaks from the working day.



- 1 **Crossrail Place roof garden**
A plethora of plantlife from around the globe
- 2 **Abundant green spaces**
Discover your pocket of calm in Canary Wharf
- 3 **Middle dock**
A waterside oasis coming Spring 2024
- 4 **Park yoga**
Zone out from city stress - even just for a moment
- 5 **GoBoat**
Ride through the heart of London's famous Docklands
- 6 **Alfresco seating**
Meet friends and relax at lunchtime





Paddleboarding at Middle Dock



“**ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE’S HEALTH AND WELLBEING.**”

Dan James
Development Director
The Eden Project

16.5
ACRES

OF GREEN SPACE

Canary Wharf isn’t just a beautiful place to work, it’s also proactively contributing to a better planet.

From acres of green spaces to a dedicated Biodiversity Action Plan, a partnership with The Eden Project and measurable actions set out in our Net Zero Carbon Pathway, sustainability is built into our DNA.

10,000 PLANTS

Added to the estate since 2021

AMBITION TO NET ZERO

Targeting net zero carbon by 2030

FSC CERTIFIED

All wood used from sustainable trees

100% ELECTRICITY

Purchased from renewable sources



SOCIALISING

“THE BEST THING ABOUT GOING INTO WORK IS THE SOCIALISING – YOU CAN’T BEAT A FACE-TO-FACE MEETING AND CANARY WHARF REALLY FACILITATES THAT.”

Toby Miller
Commercial Programme Delivery Manager
Crown Commercial

SOCIALISING





- 1 **Mercato Metropolitano**
Alfresco dining by the waters edge
- 2 **640 East**
Outstanding coffee and cocktails on tap



I LOVE WORKING HERE BECAUSE THERE ARE SO MANY THINGS TO DO, IT'S SO EASY TO GET TO WORK AND I MEET PEOPLE FROM ALL OVER THE WORLD.

Filipe Avillez
General Manager
Tribe Hotel





Alfresco dining

THERE'S CONSTANTLY NEW BARS AND RESTAURANTS OPENING UP AND ALWAYS LOTS OF FUN THINGS TO DO.

Richard Hilton
CEO
Fairgame

Life outside of work

Whether gathering with colleagues for after work drinks, enjoying serendipitous coffee catch ups or meeting clients for cocktails, Canary Wharf has something for everyone.

With more than 300 shops, cafés, bars and restaurants, there's everything from rooftop dining to post-workout snacks and Friday night cocktails.



Summertime socials



Fairgame



Feels like June



CONVENIENCE

“MY HOME LIFE BECOMES MY
WORK LIFE. I DON'T HAVE TO
RUSH HOME TO DO ANYTHING
- IT'S ALL HERE.”

Gillian Stinton
Senior Office Coordinator
Herbert Smith Freehills



CONVENIENCE





**THERE ARE VERY FEW PLACES
IN LONDON WHERE YOU'VE
GOT ALL THE CONVENIENCE
BUT STILL THE ABILITY TO
GET AWAY AND HAVE
A MOMENT TO YOURSELF.**

Simon Tracey
Group Chief Executive Officer
Broadwick Live



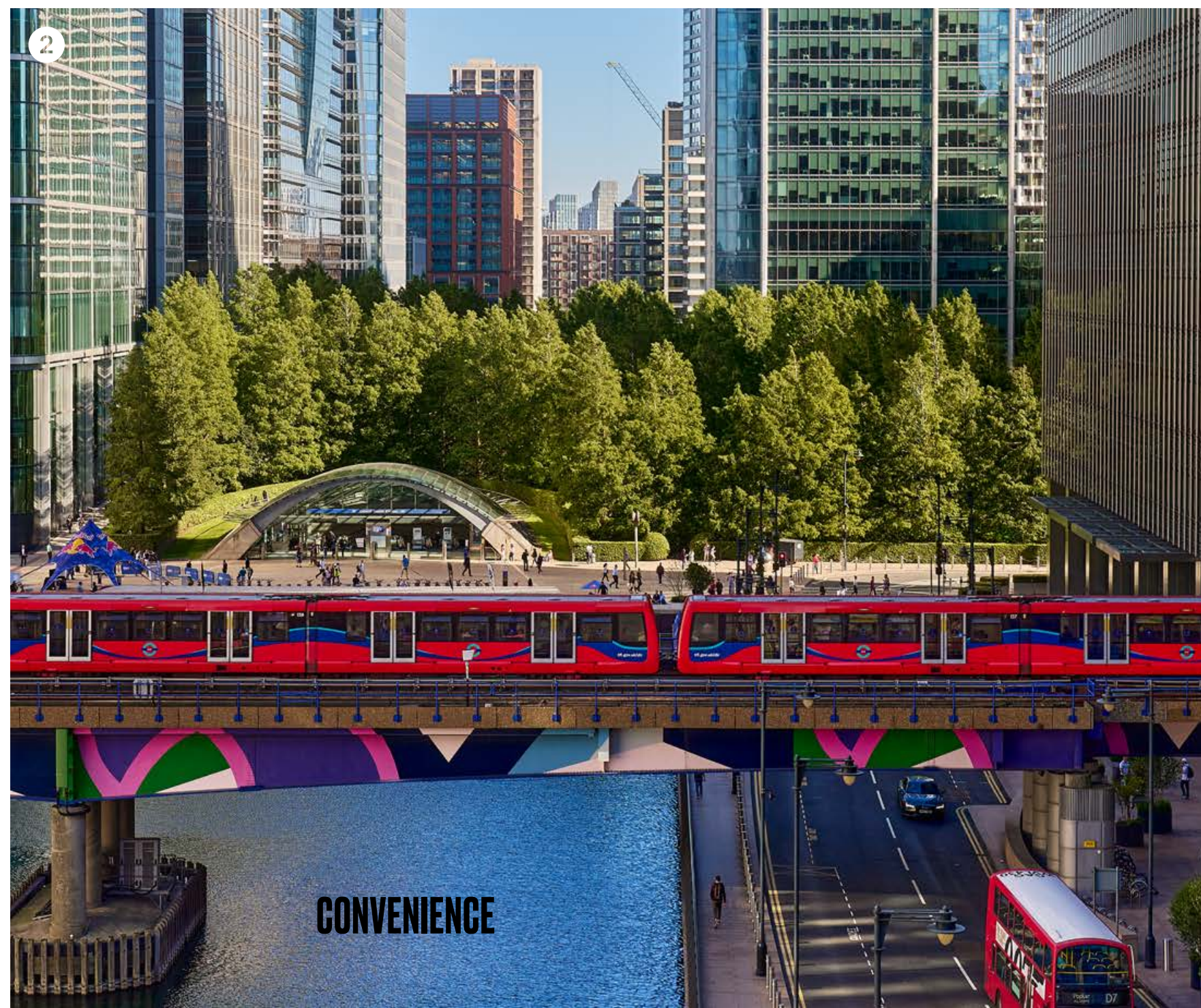


IT'S CONVENIENCE, CONVENIENCE, CONVENIENCE. EVERYTHING IS ON YOUR DOORSTEP.

Antony Stephen
CEO
Barclays Partner Finance

Considered convenience

From running errands during the week to retail therapy at lunchtime, Canary Wharf has been designed to marry work and life, making it easy and enjoyable to get everything you need alongside the working day.



- 1 **Professional services** on tap with an NHS clinic, dental care and opticians all at Canary Wharf.
- 2 **Direct services** via the Jubilee line, the DLR, Thames Clipper, River Bus and the Elizabeth Line.
- 3 **Everyday groceries** at Waitrose, M&S, Tesco, Amazon Fresh and Morrisons or Mercato Metropolitano and Tian Tian for international inspiration.





THROW IN THE TRANSPORT LINKS AND CROSSRAIL, AND IT STARTS TO BE A NATIONALLY AND INTERNATIONALLY CONNECTED LOCATION – WHICH IS ABSOLUTELY CRITICAL FOR THE TENANTS WE WORK WITH.

James Sheppard
Managing Director UK & Ireland
Kadans Science Partner

Canary Wharf

Canary Wharf Elizabeth Line Station
Providing swift connections East and West

CONVENIENCE



WELLBEING

I CAN POP OVER TO THIRD SPACE AND GET A 45 MINUTE WORKOUT IN MY LUNCH HOUR.

Antony Stephen
CEO
Barclays Partner Finance





“YOU CAN GO FOR A WALK BY THE WATER, THERE ARE SOME OF THE BEST GYMS IN THE COUNTRY – I FEEL LIKE ANYTHING YOU DO IN CANARY WHARF, YOU’VE GOT THE BEST VERSION OF IT.”

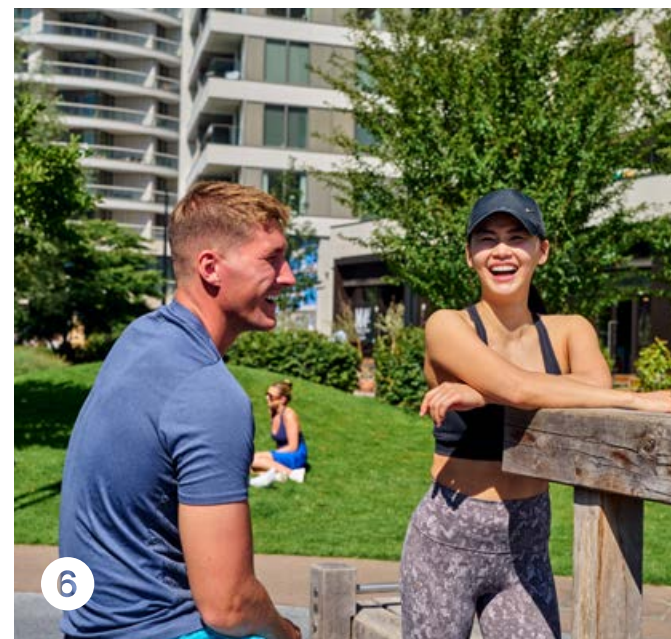
Houman Ashrafzadeh
Co-Founder
Urban Greens & Padium

Stand up paddleboard yoga
Balancing mind, body, work and lifestyle



Activities like nowhere else

From go-karting and mini golf to paddle boarding, open water swimming and padel tennis. Plus five gyms, outdoor workout facilities and 5km of waterside boardwalks for lunchtime runs and leisurely strolls. There really is something for everybody when it comes to fitness and wellbeing at Canary Wharf.



- 1 **Padium**
Canary Wharf's new purpose-built padel venue in Bank Street Park
- 2 **In2Sports**
A versatile and well-equipped sports hall and multi-functional gym and fitness studios
- 3 **Yoga in the park**
A relaxing spot to stretch out in Harbour Quay Gardens
- 4 **Mini Golf by Craig & Karl**
Free to play in Montgomery Square
- 5 **Capital Karts**
The UK's fastest indoor go karting track
- 6 **Harbour Quay outdoor gym**
Free and accessible open wellness space
- 7 **Football at In2Sports**
Sports hall available to hire for groups sports and team building



COLLABORATION

“TO BE IN AN ECOSYSTEM WHERE THERE'S INNOVATION, INVESTMENT AND IDEAS BEING EXCHANGED IS REALLY VALUABLE.”

Mike Zatyka
Director of Fundraising
The Cancer Awareness Trust

COLLABORATION



CANARY WHARF IS HYPERCONNECTED AND THE DEPTH OF TALENT IS TRULY EXCEPTIONAL.

James Sheppard
Managing Director UK & Ireland
Kadans Science Partner

A prime location

This is a place where businesses choose to locate themselves because they want to be part of a thriving community.

From infrastructure to culture, we have proactively nurtured an environment that brings people together, enabling businesses and individuals to develop by facilitating access to talent, funding, partnerships and customers.



20 Water Street lobby
Flexible space to meet, greet & relax.



CHARITIES
ENERGY
FINANCE
LIFE SCIENCES
MEDIA
PROFESSIONAL
REGULATORY
TECHNOLOGY
CREATIVE



The Columbus Building
Office fit out



One Canada Square
CGI of Level 48



Lab workspace
Launching at North Quay (above) in 2027 and available now at the 20 Water Street Innovation Centre



North Quay
Our future life science campus launching 2027



MadeFor
Flexible workspace, designed, fitted and managed by us

COLLABORATION



THIS PLACE HAS HELPED US BRING PEOPLE BACK INTO TO THE OFFICE MORE FREQUENTLY, WE'VE GOT THAT BUZZ GOING AGAIN.

Chris Wigley
CEO
Genomics England

Pedler at One Canada Square
Lobby bar, restaurant, workspace and gallery



CULTURE

**THERE ARE SO MANY DIFFERENT FESTIVALS,
ART AND CULTURE – AS WELL AS THE
PEOPLE WHO COME HERE TO WORK.
THERE'S ALWAYS SOMETHING GOING ON.**

Charlotte Hill
CEO
The Felix Project



Culture of Canary Wharf

Whether you enjoy dance, theatre, art, festivals or sports, there's a rolling calendar of events that take place across Canary Wharf throughout the year.

We are also home to London's largest collection of outdoor public art with over 100 pieces of stand-alone sculptures and integrated architectural works.



- 1 **Black history month**
Speakers corner a platform for young, inspiring Black poets across the capital
- 2 **Festival14**
Main stage on Canada Square Park
- 3 **Couple on seat**
Artwork by Lynn Chadwick, 2007 Bronze, Cabot Square
- 4 **Wharf Talks**
Steven Bartlett speaking on workplace culture

THERE'S A CONSTANT STREAM OF EVENTS HAPPENING HERE, ALL OF THAT CONTRIBUTES TO IT BEING A SPECIAL PLACE TO WORK.

Mark Aldous
Marketing Director
Delta Capita



COMMUNITY



CANARY WHARF GIVES US ACCESS TO A WEALTH OF VOLUNTEERS, INCREDIBLE BUSINESS PARTNERS AND AMAZING FOOD - IT TICKS ALL OF OUR BOXES.

Charlotte Hill
CEO
The Felix Project





“THE COMMUNITY WE HAVE, THE EVENTS WE HAVE, I CAN COME HERE, MAKE FRIENDS AND SPEAK INTELLECTUALLY TO OTHER PEOPLE AND SHARE IDEAS.”

Marwa Khan
Tech Consultant



- 1 **Cubitt Steps**
A place to meet and mingle in the sunshine
- 2 **Circle Collective**
A social purpose retail concept supporting young people into employment
- 3 **Vertus**
The ultimate rental experience, apartments curated, built and managed by us
- 4 **The Felix Project**
Green Scheme to redistribute surplus food to the community

An eclectic community

We have always prided ourselves on our ability to create long-standing meaningful relationships with our communities in and around Canary Wharf.



Access our network

We're passionate about creating positive change through shared social purpose. Connecting our communities and customers in areas where we can make a difference.

From becoming the first commercial district to achieve a Plastic Free Communities status from the marine conservation charity, Surfers Against Sewage to our partnership with The Felix project, tackling food poverty by identifying and distributing surplus food – we provide our customers and businesses at Canary Wharf with access to our network and the opportunity to get involved.



Using key metrics we are measuring our social impact and always striving to achieve more.



EVERYTHING IS AT YOUR
FINGERTIPS, AND AMAZING
CONNECTIVITY TO THE REST
OF LONDON. WHAT MORE
COULD YOU WANT?

Asha Stephen
Resident
One Park Drive


CANARY WHARF
GROUP